

City of Bothell

Notice of Application

Issue date: January 24, 2017

End of comment period 5:00 PM on February 14, 2017

This comment period deadline is the date before which the city will not make additional or further decisions regarding this application. The City is not required to make any decision immediately following this date, but could if all necessary information is properly represented in the case file. You are welcome to submit comment after this date. In this case, the next subsequent decision or recommendation is: SEPA Determination

Applicant: Prospect Development, LLC
Attn: Justin Holland
2915 5th Ave NE, Suite 201
Puyallup, WA 98372

Agent: Site Development Associates
Attn: Andrew Reaves, PE
1724 W Marine Drive, Suite 140
Everett, WA 98201
425-486-6533

Hearing information, if applicable: A hearing is not required for the proposal.

Project case number: GRAR2016-08143, CAPR2016-08142, SEP2016-08086

Project name: Cedar Park North Detached Condominiums

Project location: 22119 9th Ave SE, Bothell WA 98021 (Parcel Numbers 00411100004400, 00411100004300)

Project description:

The applicant proposes to develop a 1.5-acre site with 8 detached single family residential units utilizing condominium provisions. The property is zoned R5,400a. A dead-end road connected to 9th Ave SE would provide connection for all units. Off-site improvements are improvements of 9th Ave SE on the project side and a schools safe walk route. A Category III wetland is located on-site in the east corner and the applicant requests reduction of the wetland buffer to 75 feet through a Critical Areas Alteration Permit and mitigation plantings. An off-site stream is located on the neighboring property to the south. The existing home would be demolished. Grading is proposed as 10 cubic yards of cut and 3,366 cubic yards of fill.

Other permit applications pending with this application:

Right of way improvements for project side of 9th Ave SE, Case# ROW2016-08141.

Other permits approved or required, but not included with this application:

Permits for single family homes.

Special studies requested of the applicant at this time (RCW 36.70B.070):

None.

Existing documents that evaluate the impacts of the proposed project:

Studies submitted include a SEPA checklist, Drainage Plan, Geotechnical Report, Tree Retention Plan, Critical Areas Study and Mitigation.

Application received: Revised application received January 13, 2017

Date application deemed complete: April 8, 2016 (although SEPA checklist and Critical Areas Rating forms needed updated)

A preliminary determination of consistency has not been made at the time of this notice. The following applicable development regulations will be used for project mitigation and consistency: Bothell Municipal Code Titles: 11-Administration, 12-Zoning, 14-Environment, City of Bothell Design and Construction Standards and Specifications, Imagine Bothell...Comprehensive Plan.

Every person has the right to comment on this project by submitting those comments in writing to **Kris Sorensen, Planner, Email kris.sorensen@bothellwa.gov**, at the Department of Community Development within the comment period identified above. Those who may wish to receive notice of and participate in any hearings, and/or request a copy of the decision once made and any appeal rights may also submit such requests to the Department of Community Development.

Project files, plans and documents are available for viewing and/or copying (at the requestor's cost) and are located at the Department of Community Development, Bothell City Hall, 18415 101st Ave NE, Bothell, WA 98011. Please phone (425) 806-6400 and arrange a time to view these documents prior to your visitation to the Department.

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City of Bothell-CD

**CITY OF BOTHELL
ENVIRONMENTAL CHECKLIST**

**Applicant:
Prospect Development Company
2913 5th Avenue NE, Suite 201
Puyallup, WA 98372**

A. BACKGROUND

1. **Name of proposed project, if applicable:**

Cedar Park South

2. **Name of Applicant:** Prospect Development Company, LLC

3. **Address and phone number of applicant and contact person:**

APPLICANT: Prospect Development Company, LLC
2913 5th Avenue NE, Suite 201
Puyallup, WA 98372

CONTACT PERSON: Site Development Associates, LLC
Attn: Mr. Andrew Reaves, PE
1724 W. Marine View Drive, Suite 140
Everett, WA 98201
(425) 486-6533 ext. 111

4. **Date checklist prepared:**

April 6, 2016

5. **Agency requesting checklist:**

City of Bothell Planning and Development Services

6. **Proposed timing or schedule (including phasing, if applicable):**

As soon as all approvals have been received.

7. **Do you have any plan for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

None at this time.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

Critical Areas Study & Mitigation Plan – Wetlands & Wildlife, Inc.
Drainage Report – Site Development Consultants, LLC
Site Construction Plans – Site Development Consultants, LLC
Landscaping Plans/Tree Retention Plans – Origin Design Group

9. Do you know whether applications are pending for government approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no known pending approvals relating to the instant application.

10. List any government approvals or permits that will be needed for your proposal, if known.

Site Plan approval
Construction Plan approval
Land Clearing permit approval
Right-of-way Use permit approval
Building permit approval

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description).

The instant application is a request for approval of a Site Plan in order to construct 9 detached single family residential units on parcel occupying 1.53 acres, located on 9th Avenue SE. A wetland is located on the southeast tip of the project site. In accordance with the City of Bothell Critical Areas code requirements, it is requested to reduce the wetland buffer by providing vegetative enhancement procedures.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is located at 22119 9th Avenue SE, in the city of Bothell.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (underline one):

flat, rolling, hilly, steep, slopes, mountainous, other

- b. What is the steepest slope on the site (approximate percent slope)?

Approximately 7%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification or agricultural soil, specify them and note any prime farmland.

Soils vary on the site, the predominant soil type is advance outwash. See geotechnical report by Earth Solutions Northwest submitted with this application.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

None known.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

Site development would include minimizing cut and fill where possible. The construction of the house foundations, project improvements and roadway frontage improvements will require some excavation and fill. Soils removed for the construction of the proposed development will be exported to a site approved to receive fill material. Preliminary estimates for cut and fill yardage are as follows: 10 cubic yards of cut and 3,366 cubic yards of fill (Net: 3,356 CY)

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

There could be a short term increase in potential for on-site erosion where soils are exposed during site preparation and construction. Construction plans for the proposed project will be designed to include Best Management Practices provisions in order to minimize erosion and sedimentation potential.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Approximately 31% of the site will be covered with impervious surfaces after project construction.

- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any.**

Best management practices provisions and recommendations from the Erosion Control Specialist employed to monitor the construction, will be utilized during the construction phase.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.**

Short-term emissions, dust, and odors would be from construction equipment and site preparation. These impacts will be minimal and of short duration.

Long-term impacts could result from increased vehicle traffic to the site. Automobile emissions consist primarily of carbon monoxide, nitrogen oxides, hydrocarbons, and photochemical

oxidants. The residential unit proposed may produce pollutants, after they are occupied. The impacts are not expected to be significant.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? if so, generally describe.**

Vehicle emissions from traffic along public roadways. Air quality within the vicinity of the site is good and is expected to remain in that range.

- c. Proposed measures to reduce or control emission or other impacts to air, if any:**

Conformance with the Washington State Clean Air Act, requires the use of all known, available and reasonable means of controlling air pollution, including dust. All activities on the project site will conform with WSCAA.

3. WATER

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Offsite to the north and the south east of the subject site, wetland areas can be found and have been depicted on the attached plans and thoroughly described and categorized in the Critical Areas Study / Mitigation Plan prepared by Wetlands & Wildlife, Inc.. The Critical Areas Study / Mitigation Plan are incorporated herein by reference.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Please see the attached Critical Areas Study / Mitigation Plan prepared by Wetlands & Wildlife, Inc. for details relating to the assessment of this proposed impact and the mitigation offered in support of the proposal. The Critical Areas Study / Mitigation plan are incorporated herein by reference.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected, Indicate the source of fill material.**

The applicant is not proposing to impact the wetland area directly as a part of this development application.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.**

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

The site is not located within the 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

The proposed development includes a storm water discharge to the wetland area described above. This follows the natural drainage patterns of the area. The storm water released from the project will be detained and treated in accordance with the requirements of the city of Bothell.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities, if known.**

Surface runoff will be collected and allowed to infiltrate into the ground as a stormwater management BMP, which is the City's (and State Dept. of Ecology's) preferred method of stormwater disposal.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals: agricultural, etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) is (are) expected to serve.**

The instant proposal does not include provisions for discharge of waste materials into the ground.

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

All drainage from the project will be directed to the onsite storm water system. Please see the attached Drainage Report and Targeted Drainage Plans, prepared by Site Development Associates, LLC, for details relating to the storm water improvements and quantities of runoff expected. The above referenced report and plans are incorporated herein by reference.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

Oils, grease and other pollutants from the additional paved surfaces could potentially enter the ground water or downstream surface waters through surface water runoff.

- d. Proposed measures to reduce or control surface, ground and runoff water impacts, if any:**

Construction of the proposed storm water system and provision of significant amounts of permanent open space are proposed to adequately mitigate this project's potential impact on surface, ground and runoff water.

4. PLANTS

a. Check or underline types of vegetation found on the site:

deciduous tree: alder, maple, aspen

evergreen tree: fir, cedar, pine, hemlock

Shrubs:

Grass:

Pasture

crop or grain

wet soil plants: cattail, buttercup, bulrush, skunk cabbage, sedge,

other water plants, water lily, eelgrass, milfoil, other

other types of vegetation: ornamental landscaping

b. What kind and amount of vegetation will be removed or altered?

30 significant trees are located on the subject site. 11 of the significant trees will be retained and 19 will require removal. Clearing will be limited to the development area of the site. The critical areas and required buffers will remain in a substantively natural state. Please see the Critical Areas Study / Mitigation Plan prepared by Wetlands & Wildlife, Inc. for details relating to those plantings and the vegetative condition of the wetland and buffer areas. The above referenced report is incorporated herein by reference. Additionally, the applicant has submitted a Landscape and Tree Retention Plan for review. The Landscaping and Tree Retention Plan is incorporated herein by reference.

c. List threatened or endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Please see the attached Landscape and Tree Retention Plan for details associated with this item. A detailed description of the buffer enhancement and the types of vegetation proposed can be identified in the attached Critical Areas Study / Mitigation Plan.

5. ANIMALS

a. Underline any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other: rodents

Fish: bass, salmon, trout, herring, shellfish,

other:

b. List any threatened or endangered species known to be on or near the site.

None known.

- c. **Is the site part of a migration route? If so, explain.**

The city of Bothell is located within the Pacific Flyway.

- d. **Proposed measures to preserve or enhance wildlife, if any:**

Permanent protections are proposed for the Critical Areas and their buffers typically offering habitat for urban wildlife species.

6. ENERGY AND NATURAL RESOURCES

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Electricity is used for lighting. Electricity and/or natural gas are used for heating.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

The requirements of the International Building Code (IBC) will be satisfied during the construction of the new townhouse structures.

7. ENVIRONMENTAL HEALTH

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

This proposal is not expected to create any environmental health hazards.

- 1) **Describe special emergency services that might be required.**

No special emergency services are expected to be needed.

- 2) **Proposed measures to reduce or control environmental health hazards, if any:**

None proposed.

b. NOISE

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, aircraft, other)?**

Traffic on existing roads near the site would be audible.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other). Indicate what hour noise would come from the site.**

Short term noise impacts would result from the use of construction equipment during daylight hours. Some traffic would be generated from the new homes on-site, which may contribute some long-term noise, but probably less than already exists from the adjacent roads and freeways.

- 3) Proposed measures to reduce or control noise impacts, if any:**

Construction activities would comply with the Washington State law with regard to noise levels. The residential land use is expected to generate typical residential noises and noise levels.

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?**

Under-developed/Residential. Adjacent land uses are as follows:

Residential – North
Residential – South
Freeway – East
Residential – West

- b. Has the site been used for agriculture? If so, describe.**

Commercial agriculture has not been known to take place on the subject site.

- c. Describe any structures on the site.**

A single-family residence currently exists on-site.

- d. Will any structures be demolished? If so, what?**

All structures located onsite will be removed during the construction of the proposal.

- e. What is the current zoning classification of the site?**

R-5,400a

f. What is the current comprehensive plan designation of the site?

R-5,400a

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

It is likely that the above described wetland area and its buffer would be considered to be "environmentally sensitive" areas.

i. Approximately how many people would reside or work in the completed project?

It is expected that approximately 20-35 people will reside in the completed project.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

The proposal does not include any measures to avoid or reduce displacement because no displacement will result from this proposal.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposal has been designed in accordance with the applicable zoning regulations and comprehensive plans.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low income housing.

Nine detached, single family residential units are proposed for the subject site. These units will be priced in accordance with market conditions.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing.

One existing single family residences will be removed.

c. Proposed measure to reduce or control housing impacts, if any:

The instant proposal does not include any measures to reduce or control housing impacts.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The proposed residential units are likely to be two-three stories in height, not to exceed the height limitations of the R-5,400a zone. Exteriors are expected to be constructed from a variety of finish materials including wood, stone, masonry, etc.

b. What views in the immediate vicinity would be altered or obstructed?

Development of the subject site will change the appearance of the subject property, but no views of note are expected to be altered or obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any:

None are proposed.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The instant proposal may have a limited amount of light and glare impact associated with vehicles travelling to and from the site and entering and leaving the public roadway during night time hours. The extent of the impact is expected to be negligible.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

Vehicle headlights from cars travelling along 9th Avenue SE may have an impact on the proposed units.

d. Proposed measures to reduce or control light and glare impacts, if any:

The proposal does not include any measures to reduce or control light and glare.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Cedar Grove Park is located south of the subject site.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

In addition to providing 5,016 square feet of onsite recreation space, the applicant will be required to make a fee payment to the park district as mitigation for its impacts.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known.

- c. Proposed measures to reduce or control impacts, if any:

If any archaeological artifacts were discovered during construction, activity in that area would be halted and the State Historic Preservation Officer would be contacted.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site is located at 22119 9th Avenue SE.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Public transit serves the general vicinity of the project along 9th Avenue SE.

- c. **How many parking spaces would the completed project have? How many would the project eliminate?**

The applicant has provided adequate parking. Each unit has an attached garage and driveway providing parking for up to four cars. No parking spaces will be eliminated.

- d. **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

No new public streets or roads will be required for this proposal, however construction of urban standard frontage improvements along 9th Avenue SE are likely to be required as a condition of approval for this project. Access to the proposed detached single family units will be provided through the construction of a private road.

- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

A transportation impact analysis was not required for this project.

- g. **Proposed measures to reduce or control transportation impacts, if any:**

None.

15. PUBLIC SERVICES

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**

The instant proposal will increase the number of residential housing units to be served by public service entities. However, the addition of twenty nine residential units in this area is not expected to cause a significant impact of public services.

- b. **Proposed measures to reduce or control direct impacts on public services, if any:**

None.

16. UTILITIES

- a. **Underline all utilities currently available at the site: electricity; natural gas; water; refuse service; telephone; sanitary sewer; septic system; other.**

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity.....Snohomish County PUD
Water.....Alderwood Water & Wastewater District
Sewer.....Alderwood Water & Wastewater District
Telephone.....Verizon

Utility extensions would be the responsibility of the applicant.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:



Date prepared: January 13, 2017

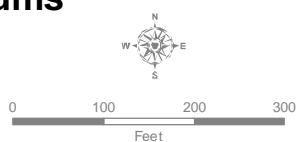
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Cedar Park North Condominiums
GRAR2016-08143
CAPR2016-08142
SEP2016-08086

Legend

- City limits
- Zoning



The City of Bothell delivers this data (map) in an AS-IS condition. GIS data (maps) are produced by the City of Bothell for internal purposes. No representation or guarantee is made concerning the accuracy, currency, or completeness of the information provided.
Date: 1/18/2017